6.0 Public Facilities, Services & Safety Element

INTRODUCTION

The emphasis of the Public Facilities, Services and Safety Element is to identify existing facilities and services and address the capacity and needs for future services. The community plan addresses priorities for public facility improvements, and identifies potential sites and desired characteristics for future facilities. In addition to public facilities financing and prioritization, policies related to fire-rescue, police, stormwater, water and sewer infrastructure, waste management, libraries, schools, parks, public utilities, and health and safety are contained in this Element.

GOALS

- A high level of community facilities and services to meet the needs of the community
- Maximize utilization of school facilities while eliminating overcrowding.
- Full community use of school facilities during non-school hours for educational, recreational and cultural purposes.
- Private industry adopts community schools to enhance educational programs.

Related Content in the General Plan and Other Elements

PF-A.2; PF-B.3; PF-C.1; PF-C.3; PF-H.3.c; PF-J.3; PF-J.5; PF-K.6; PF-K.9

6.1 PUBLIC FACILITIES & SERVICES

As an urbanized community, Greater Golden Hill, is faced with aging infrastructure and substandard facilities that do not meet current standards. Figure 6.1 illustrates where current facilities exist and identifies sites for future facilities. The City's two main funding sources for providing and improving facilities include Developer Impact Fees (DIF) and the General Fund. DIF collects a proportional fair share of capital improvements needed to offset the impact of development. The General Fund is relied on for facility improvement and upgrades and operational and maintenance costs.

The community's DIF and General Fund have helped to alleviated growing facilities needs but a deficit remains with regards to most public facilities leaving the City and community with the challenge to find alternative means of funding improvements.

There is limited funding for annual capital improvements and the City has instituted a prioritization and ranking strategy that integrates community input. This effort allows the City to strategize funding and be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how CIP projects are funded to provide more timely improvements, the unfortunate reality is there remains an existing facilities and infrastructure deficit in Greater Golden Hill. There are a number of obstacles in alleviating the infrastructure deficit, including, the increased costs in acquisition and construction, lack of available land, and funding constraints and competing needs.

It is up to the City and the community of Greater Golden Hill to work together, to find creative solutions for meeting facility and infrastructure needs, and ultimately improve the quality of life. Solutions such as clustering facilities, land value recapture, providing broader community serving facilities, offering equivalences, seeking city wide or regional initiatives for new sources of revenue, and exploring public-private opportunities are just some ways that may make it possible to accommodate new facilities for the next generation.

Police

The Golden Hill community is served by the Central Neighborhood Division of the Police Department. The Central area station is at 2501 Imperial Avenue in Centre City. To ensure the safety of Golden Hill residents, businesses and visitors the community it is important to the community that the Police Department remains involvement in the planning and development process to maximize the opportunity for individuals to live and work in a crime-free environment. The Urban Design Element also addressed the design of development and how it can improve natural surveillance of properties, including lighting and the careful use of walls and landscaping to deter criminal activities.

Fire

Fire Station 11 serves the community and is located in the southern portion of Golden Hill at Broadway and 25th Street. Fire Station 11 opened in 1913. The building was remodeled to add a truck company in 1975, and the current building opened in October 1997 and includes a Fire Engine, Fire Truck, and Paramedic Services. Fire Station 11 serves Golden Hill and its surrounding areas. The City does not have adequate fire station coverage in all areas of the City and due to funding constraints fire expansion

services are incremental. In particular, the community has expressed concern that response times are not adequate to serve the eastern canyon areas of the community. Although no new fire stations are planned within the community boundaries, a new fire station is proposed on Home Avenue and 805/Fairmount in City Heights which would serve portions North Park and Golden Hill.

Maintaining a successful fire service system is a challenge due the City's topography, fiscal constraints, and an ever growing population. The City has recognized the value of fire prevention measures to reduce pressure on the overall response system in the long term; such measures include adopting strenuous safety codes and an aggressive brush management program. City wide fire service goals, policies and standards are located in the Public Facilities, Services, and Safety Element of the General Plan and the Fire-Rescue Services Department's Fire Service Standards of Response Coverage Deployment Study (aka Citygate 2011.)

Library

Golden Hill residents have long sought after a library facility within the boundaries of the community. Library serves tend to serve broader community areas and there are a number of facilities accessible to residents in the adjacent communities. The Golden Hill area is served by the Central Library at 330 Park Boulevard in the East Village of Downtown, the North Park Branch located at 3795 31st Street, and Logan Heights Branch at 567 South 28th Street. See General Plan policies PF-J.3 and PF-J.5 support larger service areas for library facilities.

Schools

One of the most important public services is the provision of schools and the offering of quality education to the residents of the community. The Golden Hill community is served by Golden Hill K-8 school, Roosevelt Junior High, and San Diego High School. In addition, there are charter schools, private schools, and neighboring community schools which help to serve the community. In 2012, voters approved funding of two bond measures, Propositions S and Z, to fund repairs, renovate and revitalize schools within the San Diego Unified School District. Bond projects build off improvements that were started with Prop MM funding and include classroom technology, safety and security upgrades, Americans with Disabilities Act (ADA) upgrades, new/renovated facilities, temporary classrooms replaced by permanent classrooms, air conditioning, upgrades to

ADA improvements to athletic facilities, turf fields, and other capital improvements at traditional and charter schools throughout the district.

School sites in Golden Hill have potential of becoming joint use facilities and providing additional recreational opportunities for the community. In addition, if opportunities arise to acquire school district property within the community the city should make every effort to reserve the property for public use.

Water, Sewer and Stormwater Infrastructure

The City increased water and sewer rates beginning in 2007 to replace and improve both the water and sewer systems infrastructure. Some pipelines have been in operation for a hundred years and need to be replaced. The City of San Diego Water Department's Capital Improvement Program Guidelines and Standards provides the framework for the design and construction of new water facilities and address water efficiency, conservation, recycled and reclaimed water, cost effectiveness and timely construction.

The City monitors and maintains the water and sewer system on an ongoing basis because of the age of the water and sewer infrastructure in the older communities. In a continuing main replacement program, concrete sewer mains and cast iron water mains are being replaced on a citywide basis. Replacement is currently scheduled based on breaks or blockages in the mains. The community would like water infrastructure to be maintained and upgraded to present level of services.

Undergrounding Utilities

Gas and electricity are provided by the San Diego Gas & Electric Company and several gas and electric lines traverse the area. San Diego Gas and Electric Company has a number of programs related to conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters. In addition, the City is actively involved in undergrounding of existing overhead power lines.

POLICIES AND RECOMMENDATIONS

Police

6.1-1 Reduce incidence of criminal activity within the Golden Hill neighborhoods. Also see General Plan section PF-E related to policy service and Urban Design

section UD-A for crime prevention through design.

a. Continue the Neighborhood Watch Program as an adjunct to police surveillance. The program should also be expanded to cover blocks where it does not presently exist.

b. Institute a community education program dealing with security measures that deter crime.

c. Maintain a community relations program between police and residents.

d. Development projects should provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

6.1-2 Keep Golden Hill under one police patrol beat to increase visibility and to improve response time.

Fire

6.1-3 Maintain a high level of fire protection throughout the Golden Hill community.

a. Support the construction of a new fire station at Home Avenue and 805/Fairmount in City Heights.

b. Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.

c. Seek community input when discussing future plans regarding the fire station via the Greater Golden Hill Community Planning Committee.

d. Support efforts by the City to educate and inform the community regarding fire prevention techniques.

Library

6.1-4 Seek community input and participation in all future decisions concerning the development or expansion of library facilities serving the Golden Hill community.

6.1-5 Improve access via public transportation systems linking Golden Hill with the Central Library and the Logan Heights and the North Park Branch Libraries.

Schools

6.1-6 Provide full community use of school facilities during non-school hours for educational, recreational and cultural purposes.

a. Pursue joint use agreements whereby school facilities are made available for community use.

b. Install turf on existing playing fields to provide additional recreational areas for the school and the community during and after school hours.

6.1-7 Acquire excess school district property or that of private schools within the Greater Golden Hill community to reserve the property for public use.

a. Reuse of school sites should be subject to public review and should be compatible with the community plan designation for the surrounding area.
b. Public facility uses, such as Neighborhood Park, library or community center, should be given first priority for reuse of the school site before it is made available for any private use or development.
c. In the event that the site is no longer needed for educational or other public purpose, it will be developed at a density compatible with the surrounding neighborhood.

Water, Sewer and Stormwater Infrastructure

6.1-8 Monitor the conditions of facilities. Implement water improvements programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community. Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.

a. Replace facilities and infrastructure when required.
b. Improve energy and water conservation in the design, location, and operation of structures.
c. Collaborate with the Golden Hill community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.

Undergrounding Utilities

6.1-9 Expedite the undergrounding of overhead utility lines and coordinate with the commercial revitalization program.

6.2 HEALTH & SAFETY

Geological and Seismic Hazards

The gently rolling Golden Hill topography is geographically a series of marine terraces. There is a gradual increase in elevation from approximately 60 feet above sea level on the southwest to approximately 280 feet in elevation on the northeast. This gentle topography is broken by four steeply sloping canyon areas. The General Plan provides

policy support for disaster preparedness and seismic safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q. Design considerations with regards to safety are located in the Urban Design Element.

7.0 Recreation Element

(Add community vision statement)

INTRODUCTION

The Golden Hill Community Plan Recreation Element includes specific policies and recommendations addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies and recommendations, along with the broader goals and policies of the General Plan and the Balboa Park East Mesa Precise Plan, provide a comprehensive parks strategy intended to accommodate the community throughout the next twenty years. Because of the scarcity of park amenities in the Golden Hill Community, the Recreation Element includes park equivalencies and intensification strategies to expand facilities and programming within existing public spaces (e.g., Balboa Park East Mesa and Golden Hill Community Park).

GOALS

- To create a sustainable park and recreation system that meets the needs of Golden Hill residents and visitors which serves a variety of users, such as children, the elderly population, persons with disabilities, and the underserved teenage population.
- To provide parks and recreation facilities that keep pace with the Golden Hill Community population growth through timely acquisition of available land and development of new facilities.
- To increase the quantity and quality of recreation facilities in Golden Hill through the promotion of alternative methods, such as park equivalencies, where development of typical facilities and infrastructure may be limited by land constraints.
- To protect and enhance integrity and quality of existing parks, open space, and recreational programs in Golden Hill.
- To protect, preserve and manage natural, cultural, and historic resources that serve as recreational facilities in Golden Hill.

7.1 PARKS AND RECREATION FACILITIES

Population-Based Parks and Recreation Facilities Standards

The City General Plan Recreation Element describes three categories of parks within the city of San Diego: Open Space Lands, Resource-based Parks, and Population-based Parks. (See Section X.4 Open Space Lands and Resource-Based Parks for descriptions.) Population-based parks and

recreation facilities are typically located within close proximity to residents and are intended to serve the daily recreational and leisure needs of the neighborhoods and communities at a recommended rate of a minimum 2.8 useable acres per 1,000 residents.

Population-based parks consist of six categories of park types: 1) major park; 2) community park; 3) neighborhood park; 4) mini park; 5) pocket park or plaza; and 6) special activity park. Descriptions for each of these park types can be found in the General Plan Recreation Element, Table RE-2, Parks Guidelines. The size of each park type within a community is based on the amount of useable acreage, as defined in the General Plan. Typically, community parks are a minimum of 13 useable acres and serve a population of 25,000 and provide active and passive recreation. Neighborhood parks are 3 to 13 useable acres and serve a population of 5,000 within approximately one mile radius, and are accessible primarily by foot or bicycle. Mini parks are 1 to 3 useable acres within a half mile radius; Pocket parks and plazas are typically less than 1 useable acre within a quarter mile radius from residents to be served. The size of special activity parks vary depending upon the activity and population to be served.

The General Plan also establishes minimum guidelines for recreation centers and aquatic complexes based on population. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents, and an aquatic complex should be provided for every 50,000 residents.

Existing Population – Based Parks and Recreation Facilities

Population-based park requirements are calculated based on the land use recommendations in this community plan update at full community development, and the park acreage and recreation facilities recommendations in the General Plan.

For the Golden Hill Community, the projected population at full community development is (#TBD), including any military population. Therefore, according to General Plan Guidelines for population-based parks, the community should be served by a minimum of _____ useable acres of park land at full community development.[1] Of the _____ useable acres, there should be _____ useable acres of community parks and _____ useable acres of neighborhood parks or park equivalencies as defined in this community plan update, or as opportunities arise. Additionally, at full community development, the projected population warrants approximately one recreation center equivalent to 15,000 square feet in size[2], and approximately one-half of an aquatic complex[3].

The park system which serves the Golden Hill Community is currently comprised of specific sites within nearby Balboa Park (a resource-based park) which provide typical population-based park and recreation amenities and facilities that satisfy some of the population-based park needs for the Golden Hill residents including: 1) Golden Hill Community Park and Recreation Center; and 2) Golden Hill Park 3) Golden Hill Community Gardens; 4) 28th Street Play Area; and 5) Grape Street Park, all of which are located within the Neighborhood Edge as identified in the Balboa Park East Mesa Precise Plan, and as described below. However, historically these specific sites within Balboa Park have not been considered in the calculation of the community's existing population-based parks and facilities. (See Figure RE-1, Existing/Proposed Open Space, Parks and Park Equivalencies, and Table RE-1, Population-Based Parks and Park Equivalencies Inventory.)

[1] *General Plan Guideline - Parks: (#TBD) people divided by 1,000 = _____ x 2.8 acres = _____ acres of population-based parks*

[2] *General Plan Guideline - Recreation Center (17,000 square feet) serves population of 25,000: (#TBD) people divided by 25,000 people = ___% of a 17,000 square foot Recreation Center = _____square feet*

[3] *General Plan Guideline - Aquatics Complex serves population of 50,000: (#TBD) people divided by 50,000 people = ___% of an Aquatic Complex*

Recreation Opportunities and Park Equivalencies

In addition to soliciting public input through various stakeholder meetings and the community plan update advisory committees, the City commissioned a Park and Recreation Needs Assessment for the Golden Hill, North Park and Uptown Communities.[4] The assessment was conducted by an independent research consultant to determine how and where the communities currently recreate, their priorities and preferences for future recreational uses and facilities within their communities, as well as, consideration of Balboa Park as a recreational resource. The assessment consisted of an objective, statistically-valid, random telephone survey. The survey results, which were representative of the broad and demographically-diverse communities' recreational use patterns and opinions, were contained in a report presented to each community, and have been incorporated into this plan update where appropriate.

[4] ***Park and Recreation Needs Assessment*** *for the Greater Golden Hill, North Park and Uptown Communities, BW Research Partnership, August 2011*

In summary, six key findings of the survey which pertain to the Golden Hill Community include the following:

- Individual activities (walking with or without a dog, jogging/ running, and relaxing) were the most frequently reported activities in neighborhood parks and Balboa Park by residents in all three communities;
- Golden Hill residents placed a high level of overall importance on expanding and improving the trails, paths, and walkways in and around their community (76%) and improving and enhancing existing park and recreation facilities (77%). An overwhelming majority of residents reported walking for exercise as the top use of neighborhood trails and walkways (81%). The majority of Golden Hill residents also considered developing new sports fields (54%) and increasing the amount of land for parks (52%) as a high priority;
- The renovation and improvement of existing neighborhood parks was reported as the highest investment priority for future parks and recreation facilities (79%);
- Golden Hill residents were essentially split in their preference of having smaller neighborhood parks closer to home (49%) compared to larger community parks with more resources (47%);
- The improvement of school grounds so they can be better used by residents for recreational activities was reported as the highest alternative parks and recreation facilities investment priority in Golden Hill (71%);
- An overwhelming majority of residents supported the use of Balboa Park for local parks and recreation (74%), such as: walking, running, jogging, or exercising, quiet times of reflection, bicycling or skating, children's play areas, picnicking, pick-up ball games and other related informal sports.

The survey evaluated community priorities in both traditional parks and recreation facilities, such as existing parks and city pools, as well as alternative parks and recreation facilities (a.k.a. park equivalencies) including roof-top parks, school grounds, and trails that provide recreational opportunities, revealing the following four priorities of highest importance:

- **Improving and enhancing existing park and recreational facilities.** Throughout the survey, residents seemed to indicate a preference for improving and developing what is already there rather than creating something new.
- **Expanding and enhancing existing trails, paths, and walkways in and around existing communities.** Given the high usage of parks and trails for walking, running, and

exercising, any investment in developing trails, paths, and walkways is likely to show a high return on investment for residents in terms of usage and impact on satisfaction.

- **Improving school grounds so they can be better used by residents for recreational activities.** Overall, residents consistently supported the idea of building upon the resources and facilities that are already in place rather than building or developing completely new infrastructure.
- **Small parks or trails that connect to existing parks including Balboa Park.** This priority is consistent with residents' overall view that Balboa Park should not only be a regional attraction, but also provide local residents park and recreational amenities.

The survey identified the community's top six uses of neighborhood parks and outdoor recreational areas as:

- walking (without a dog)
- running or outdoor exercises
- picnicking, sunbathing, reading, or relaxing outdoors
- walking a dog(s)
- quiet times of reflection
- playgrounds for children

Investing in existing parks and recreational resources was reported as a high priority, most especially in the following nine potential investment areas:

- Renovate and improve existing neighborhood parks to increase use;
- Increase the amount of land for parks;
- Develop new sports fields, such as soccer, football, or baseball;
- Develop new off-leash dog parks;
- Develop areas in parks that accommodate birthday parties or large picnic gatherings;
- Increase the number of city-owned gyms for indoor sports, such as basketball or indoor volleyball;
- Develop new recreational facilities, such as a community recreation center;
- Build new skateboard parks;
- Build new swimming pools.

Investment priorities for alternative parks and recreation facilities (park equivalencies) included eight areas of potential investment:

- Improving school grounds so they can be better used by residents for recreational activities;

- Small parks or trails that connect to existing parks including Balboa park;
- Public facilities that have multiple uses including children's play area, as well as multi-purpose fields and courts;
- Parks developed on unused streets that no longer have vehicles on them;
- Plazas and gathering areas;
- Roof-top parks;
- Narrowing wide streets to provide linear parks along the streets;
- Parks in private developments with some public access.

Lastly, the survey revealed that the top locations where the community recreates indoors are primarily City public recreation centers and non-profit recreation facilities (e.g., YMCA); however 36.5% of responders utilize private health clubs to meet their indoor recreation needs.

Opportunities for additional park land and recreation facilities within the Golden Hill Community are anticipated to come primarily through redevelopment of private and public properties and through the application of park equivalencies. While the City's primary goal is to obtain land for population-based parks, where vacant land is limited, unavailable or is cost-prohibitive, the City's General Plan allows for the application of park equivalencies to be determined by the community and City staff through a set of guidelines. Facilities that may be considered as population-based park equivalencies include: 1) joint use facilities; 2) trails through dedicated open space; 3) portions of resource-based parks; 4), privately-owned publically-used parks; 5) non-traditional parks, such as roof top or indoor recreation facilities; and 6) facility or building expansion or upgrades. The Golden Hill Community is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs.

Through the community plan update process, the community and City staff identified and evaluated population-based park and recreation opportunities, as well as potential park equivalency sites for their recreational value, uses and functions, public accessibility, consistency with General Plan policies and guidelines, and other land use policy documents (e.g., Balboa Park Master Plan and Balboa Park East Mesa Precise Plan). It was determined that a variety of sites and facilities within and adjacent to the Golden Hill Community do, or could, serve as population-based parks or park equivalencies, as described below and in Table RE-1, Population- Based Parks and Park Equivalencies Inventory.

Neighborhood Park

One potential neighborhood park consisting of seven privately-owned parcels totaling 3.81 acres was identified (Site #9) along 32nd St., between C Street and Broadway Ave. The City Public Utilities Dept. may acquire the site for a groundwater production facility which could be incorporated into passive recreational facilities, such as open turf area, walkways, security lighting, site furniture, signage, public art and landscaping.

Pocket Parks

Two potential pocket parks (Sites #11 and 13) totaling approximately 1.67acres were identified within the community. Both sites consists of City street rights-of-way which may require street vacations, one of which is contiguous with vacant private property between B and C Streets. Both sites could be developed for passive recreational uses.

Joint Use Facilities

Although joint use facilities are considered to be park equivalencies, creation of joint use facilities within the Golden Hill Community schools are not feasible at this time or in the foreseeable future due to constrained sites. However, if school sites are expanded or redeveloped in the future which frees up land that could be utilized for recreational purposes, joint use could be feasible and should be pursued.

Trails

32nd Street Canyon and 34th Street Canyon trails offer opportunities for experiencing the natural environment within City Open Space. Acreage credit would be determined by the degree of accessibility and amenities provided along the trails to serve users consistent with the equivalencies criteria contained in the Park and Recreation Department's Consultant's Guide to Park Design and Development. (See Section X.4 Open Space Lands and Resource-Based Parks for trail descriptions and recommendations.)

Portion of Resource-Based Parks

The Neighborhood Edge is defined in the Balboa Park East Mesa Precise Plan as the narrow band of land that forms the perimeter of the East Mesa of Balboa Park; it is approximately 260'-0" wide along 28th Street, and 130'-0" wide along the southern edge including the Golden Hill Community Park and Recreation Center, Golden Hill Park, Golden Hill Community Garden, 28th Street Play Area and Grape Street Park. The band of parkland is envisioned to provide neighborhood- and community-serving facilities for active and passive recreation activities, such as individual picnics, adult play, children's play areas and open lawn for multi-purpose play.

Golden Hill Community Park and Recreation Center is an existing community-oriented facility of approximately _____ acres which contains a 10,035 square foot recreation center. Currently, the recreation center serves some of the community's indoor recreation needs. The Golden Hill Recreation Center contains a gymnasium space for indoor athletics, such as basketball and volleyball, as well as recreational classes and senior programs. The recreation center was constructed in 1951, and has been renovated several times since then to accommodate community needs. However, the facilities receive major usage by the community and is due for a remodel/expansion to meet growing community needs and to be in compliance with state and federal accessibility codes and guidelines. The recreation center could be expanded by 4,585 square feet to meet the size required for the community at full community development. Additionally, the existing building could be upgraded to optimize recreational opportunities for all age groups. The surrounding park site includes a multi-purpose field which supports soccer play, a softball field, an outdoor basketball court, passive lawn areas and a children's play area. Additional parking and security lighting is needed to accommodate existing uses and special community events.

Golden Hill Park (_____ acres) is historically one of the first areas developed in Balboa Park in the early 1,900s for passive activities. A loop road with three small individual parking areas encircles passive use areas, and provides views to downtown San Diego and beyond. A stone fountain was created at the turn of the 20th Century along a trail which originates at the park and traverses the slopes. Unfortunately, years of neglect has left the fountain non-operable, and the park area is in need of improvements and enhancements to serve local residents.

Golden Hill Community Gardens, comprised of approximately 5,000 square feet, were established in ____ along Russ Boulevard within the Neighborhood Edge of Balboa Park. Although a not-for-profit entity operates and maintains the gardens, the gardens could be expanded by an additional 7,500 square feet (Site #6), and amenities added that would serve some of the Golden Hill Community's passive recreation needs.

28th Street Play Area comprises ___ acres which includes passive amenities, such as a children's play area, picnic tables, benches, lawn areas, and a comfort station. The site could be expanded by approximately ___ acre to include the remnant parkland resulting from shortening the 4th hole of the nine-hole golf course, see recommendation RE-7.1.8, below.

Grape Street Park comprises .9 acres of parkland which supports passive uses, such as an off-leash dog park, open lawn area, picnic tables, and comfort station. Improvements are needed

to contain dogs while off-leash, and add amenities for general park users, such as a children's play area, and comfort station ADA upgrades or replacement.

Pershing Recreation Complex is a proposed active recreation/sports complex for multiple uses, including soccer fields and the relocated velodrome currently sited in the Mesa Rim Area of Balboa Park. The proposed recreation/sports complex is in close proximity to residents of Golden Hill and would be available to supplement community recreation needs, as well as those of the North Park and Uptown Communities. (See Figure RE-1, Existing/ Proposed Open Space, Parks and Park Equivalencies). This proposed facility is contingent upon the relocation of the Central Operations Station at 20th and B Streets which encroaches into the designated recreation/sports complex.

Bud Kearns Community Swimming Pool located in the Morley Field area of Balboa Park serves the North Park Community's aquatic needs. Since the Golden Hill Community does not have a public swimming pool within their community, it's residents have historically utilized the Bud Kearns Pool due to its close proximity. However, the pool and support facilities are undersized and outdated, not accessible to disabled residents, and operational costs are excessive due to water leakage through cracks in the pool, and therefore, should be replaced to fully serve the North Park Community's aquatic needs in the 21st Century. In its current state of disrepair, this pool and support facilities cannot easily absorb the uses from an adjacent community. However, the pool could serve the Golden Hill Community's existing and future aquatic needs if it were replaced with a state-of-the-art aquatic complex sized to accommodate the increased usage.

POLICIES AND RECOMMENDATIONS

RE-7.1.1 Continue to pursue land acquisition for the creation of new public parks through urban infill and redevelopment proposals with a special effort to locate new park land in the southwestern area of the community.

RE-7.1.2 Pursue park equivalencies as opportunities arise, and as identified in Table RE-1, below.

RE-7.1.3 In areas of the community where there are land constraints, encourage new private development proposals to include recreational facilities within their land holdings to serve existing, as well as new, residents. Provision of park and recreation amenities should be considered on rooftops of buildings and parking structures, and/or on the ground level or within new buildings.

RE-7.1.4 As public agency land or buildings are redeveloped, active or passive recreation should be incorporated into the buildings, or the surrounding exterior, where space allows.

RE-7.1.5 Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations, where appropriate to provide pocket parks.

RE-7.1.6 Encourage development of pocket parks and plazas within commercial districts, and clustered with other public facilities.

RE-7.1.7 Promote safety of Golden Hill parks to the public by providing park designs that incorporate the City's 'Crime Prevention Through Environmental Design' (CPTED) measures (see General Plan Policy UD-A.17).

RE-7.1.8 Implement recommendations contained in the Balboa Park East Mesa Precise Plan (EMPP) which specifically serve the existing and future neighborhood and community park needs of the Golden Hill Community, particularly as follows:

- Construct pedestrian/bicycle bridge across canyon north of Grape Street Park.
- Construct pedestrian/bicycle bridge across canyon north of Date Street.
- Provide continuous, paved sidewalk along Golf Course Drive.
- Provide Class II bicycle lanes along Golf Course Drive.
- Provide improvements at park entries: Grape St. at 28th St., Date St. at 28th St., 25th St. at Russ Blvd., and 26th St. at Russ Blvd., such as ????
- Reconstruct/restore the historic stone fountain located at the head of the southwestern canyon adjacent to Golden Hill Park to its original character; accommodate the use of reclaimed water, when available.
- Create neighborhood-oriented gateway feature at entrance to Golden Hill Park, near intersection of Russ Blvd. and 25th Street. Improvements may include a small plaza, water feature, public art, etc.; Provide interpretative, wayfinding and regulatory signage for orientation to park users at view points and park entries.
- Construct three separate, paved pedestrian/bicycle paths to link Golden Hill Community with the Pershing Sports Complex.
- Convert the connector road between 25th and 26th Streets within Balboa Park for pedestrian/bicycle and emergency vehicles access only. Maintain 26th

Street as the main entry to Balboa Park and 25th Street as a one-way loop road throughout Golden Hill Park only.

- Reorganize parking at the Golden Hill Recreation Center to provide a total of 140 spaces; remove parking along Russ Blvd. and convert 64 park spaces on west side of Golf Course Drive to temporary, overflow parking only.
- Provide paved sidewalk along Russ Blvd. from Golden Hill Recreation Center west to the paved trails accessing Pershing Sports Complex.
- Plant new trees to replenish those reaching maturity within the Neighborhood Edge adjacent to the Golden Hill Community, including date palms reminiscent of the Victorian era, as well as Savannah and Garden representative species (see EMPP Page IV-85).
- Replenish oak tree plantings within the Memorial Oak Grove and establish native perennial grasses and wildflowers within open areas in the grove.
- Shorten the fourth hole of the 9-hole golf course, by 125 linear feet to provide additional free and open park land at the corner of 28th Street and Russ Blvd. for neighborhood park uses.
- Provide adequate security lighting along sidewalks, pathways and within parking areas.
- Replace the Bud Kearns Community Swimming Pool with an aquatic complex sized to accommodate both the North Park and Golden Hill Communities' needs, including new pool house, to accommodate multiple users types, which is solar heated or heated by methane gas from Arizona Landfill collection system.
- Construct the proposed Pershing Recreation Complex to serve the North Park, Golden Hill and Uptown Communities, when feasible to do so.

RE-7.1.9 Expand the Golden Hill Recreation Center to between 17,000 and ____ square feet by enclosing underutilized exterior space or adding a second floor to accommodate the recreation needs of existing and future residents at full community development.

RE-7.1.10 Establish a minimum 20,000 sq.ft. skate park within the community at a location to be determined.

Insert FIGURE RE-1, EXISTING/PROPOSED OPEN SPACE, PARKS AND PARK EQUIVALENCIES (for Golden Hill)

The following Table RE-1, Population-based Parks and Park Equivalencies Inventory, summarizes the existing and specific potential parks and equivalencies that have been selected by the North Park Community to supplement their existing population-based park inventory. The table also includes recommendations contained in the Balboa Park East Mesa Precise Plan for the Neighborhood Edge, including the Morley Field Area, where appropriate, as well as recommendations generated by the community and City staff for facilities outside of Balboa Park. (Also see Figure RE-1, Existing/Proposed Open Space, Parks and Park Equivalencies, above.)

Table RE 7-1

POPULATION-BASED PARKS and PARK EQUIVALENCIES INVENTORY

PARKS	EXISTING USEABLE ACREAGE	FUTURE USEABLE ACREAGE	RECREATION COMPONENTS AND AMENITIES RECOMMENDATIONS
Major Parks			
None			
Community Parks			
None			
Neighborhood Parks			
Site #9[1] – 7 Parcels along 32nd St., between C St. and Broadway Ave.		3.81	Incorporate passive recreational facilities, such as open turf area, walkways, security lighting, site furniture, signage, public art and landscaping into groundwater production facility, as feasible.
Mini Parks			
None			
Pocket Parks/Plazas			
Site #11 – Public ROW at Broadway and Glendale Avenues		0.08	Provide accessibility ramping and passive recreation facilities and improvements, such as walkways, security lighting, site furniture, signage, public art and landscaping.
Site #13 – 29th St. Paper street, and vacant parcels between B and C Streets		1.59	Provide accessibility and passive recreation facilities and improvements, such as walkways, security lighting, site furniture, signage, public art and landscaping.
Special Activity Parks			
None			
PARK EQUIVALENCY	**EXISTING USEABLE**	**FUTURE USEABLE**	**RECREATION COMPONENTS**

			AND AMENITIES RECOMMENDATIONS
Joint Use Facilities			
None			
Trails[4]			
32nd Street Canyon Open Space Trails	0.83		Provide trail improvements, such as benches, interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type as determined by City.
34th Streets Canyon Open Space Trails	1.09	0.03	Provide trail improvements, such as benches, interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type as determined by City.
Portion of Resource-Based Parks			
Golden Hill Community Park (within Balboa Park)	_____		Additional recreational and support facilities and upgrades, such as parking lots for existing uses and special community events, landscaping and security lighting.
Golden Hill Recreation Center Expansion (within Balboa Park)		N/A	Expand recreation center to increase square footage; provide improvements and ADA upgrades throughout to expand the hours and uses. See recommendation RE-X.1.9.
Golden Hill Park (within Balboa Park)	_____		Provide neighborhood-oriented improvements to enhance gateway into park area including passive recreation amenities and signage. See recommendation RE-X.1.8.
Golden Hill Community Garden (within Balboa Park)	0.11		Additional site improvements to serve gardeners and community visitors, alike, such as security lighting, trash and recycling containers, parking area, accessible walkways, etc.
Site #6 – Community Garden Expansion (within Balboa Park)		0.17	Expand garden area and provide site amenities such as additional gardening plots, communal gathering area or stage, shade structure, passive seating/picnicking, children's play area, fencing, security lighting, public art, etc.
28th Street Play Area Expansion/Upgrade (within Balboa Park)	0.43	____	Children's play area expansion/upgrade and path of travel improvements; comfort station upgrade or replacement.
Grape Street Park Upgrades (within Balboa Park)	0.90		Dog-off-leash area upgrades, such as fencing and drinking fountains; children's play area and passive recreation improvements, including path of travel upgrades, site furniture, security lighting, walkways, landscaping, and comfort station upgrade or replacement.
Pershing Recreation Complex (within Balboa Park & shared with North Park and Uptown)		5.00[2]	Site currently encroached upon by City Central Operations Station facilities; Provide active recreation facilities consistent with recommendations in the Balboa Park East Mesa Precise Plan, subsequent to relocation of non-park,

			City facilities.
Bud Kearns Community Swimming Pool and Pool House (within Morley Field of Balboa Park)	N/A		Replace existing community pool with expanded aquatic complex to meet current codes and guidelines, and sized to accommodate both North Park and Golden Hill Communities. Provide new pool house and water amenities, such as universal access, children's wading pool with water play element, therapeutic pool facilities, and water heating facilities from solar, or methane gas from Arizona Landfill collection system.
Privately-Owned Park Sites			
None			
Non-Traditional Park Sites			
None			
Facility or Building Expansion or Upgrade[3]			
None			
Total Park Acreage and Equivalencies Credits			

[1] *Site #s refer to potential park sites recommended by the community and evaluated by City Staff*

[2] *Golden Hill's pro rata portion of total acreage (15.00 acres); facility shared with Uptown and North Park Communities*

[3] *Useable acres credit derived from conversion of building expansion cost estimate into acreage, based on the following methodology: (amount of additional square footage x current building expansion cost estimate per square footage, by City) ÷ (value of 1.0 acre developed parkland: land acquisition, design and construction, by City) = acreage credit*

[4] *Useable acres credit for trails was determined by multiplying the linear footage of trail by 10'-0" width and divided by one acre in square feet (43,560).*

Table RE 7-2

PROPOSED POPULATION-BASED PARK INVENTORY SUMMARY

PARK SPACE	UESABLE ACRES
Existing & Future Population-based Parks	00.00 acres
Park Equivalency Credits	00.00 acres
Population-based parks at full community development	00.00 acres
Population-based park deficit at full community development	00.00 acres

In summary, the population-based parks needed to serve the Golden Hill Community at full community development will be ____ acres, of which ____ acres currently exist. Through this community plan update process, ____ useable acres of new parks and park equivalencies sites and facilities have been identified within and adjacent to the Golden Hill Community to serve new residents, resulting in a _____ acre deficit at full community development. The deficit will need to be fulfilled in the future by land acquisitions/donations or future park equivalencies identified by the City or the community.

7.2 PRESERVATION, PROTECTION AND ENHANCEMENT

GOALS

- To preserve, protect and enhance the integrity and quality of existing parks, open space, and recreation programs in the Golden Hill Community.
- To create a sustainable park and recreation system that meets the needs of Golden Hill residents by using 'green' technology and sustainable practices in all new and retrofitted projects.
- To preserve, protect and enrich the natural, cultural, and historic resources that serve as recreation facilities in the Golden Hill Community Plan Area.

The demand for park and recreation opportunities will continue to grow as the population of the Golden Hill Community continues to grow. Undeveloped land for parks has already become difficult to find in the Golden Hill Community making preservation of the existing open space and resource-based parks essential to providing recreation opportunities in this community. Preservation can include improvements to existing facilities to increase their life span, or expand their uses and sustainability. The Golden Hill Community Park and Recreation Center will continue to serve as the main recreation venue for the community, but with increased demand and usage, the building and its environs will need to be upgraded and expanded with sustainable and green technology features, and could serve as a model for other public and private development. The parkland area outside the building should be redesigned to optimize the space to be fully utilized and provide new recreation amenities that are needed by the community.

Preservation can also include the enhancement of resource-based parks and open space that provides a balance between protecting the natural resources and allowing for a certain level of public recreation use. For the Golden Hill Community, this would mean concentrating active recreational use improvements towards larger resource-based parks, such as at Golden Hill Recreation Center, and focusing passive use improvements at smaller open space areas, such as 32nd Street and 34th Street Canyons. In addition, to protect the natural resources and still add recreation value, interpretive signs (which do not block views) could be featured at parks to educate the public on the unique natural habitat or the history of the place. See the Conservation Element for additional information on preservation of natural resources.

The southeast corner of Balboa Park was one of the first areas to originally develop, thus the area is rich in historic resources, both artifacts and landscape features. The mature trees of Golden Hill Park representing the Victorian era should be maintained and replaced, as necessary, along with other landscape features to preserve the character of the area (e.g., the historic stone fountain).

POLICIES AND RECOMMENDATIONS

RE-7.2.1 Expand/Upgrade the Golden Hill Recreation Center to meet increased demand. Use sustainable materials and "green" technology that also respects any historical significance of the building.

RE-7.2.2 Enhance the quality of the exterior recreation spaces at the Golden Hill Recreation Center by making all areas fully utilized for recreation purposes.

RE-7.2.3 Provide interpretive signs at 32nd Street and 34th Street Canyons Open Space systems to alert users of sensitive natural and cultural habitats by educating them on the unique biologic and scenic qualities of these areas.

RE-72.4 Provide sufficient human and economic resources to preserve and enhance the existing parks and open space areas serving the Golden Hill Community.

7.3 ACCESSIBILITY

GOALS

- Enhance recreation facilities in Golden Hill by optimizing access by foot, bicycle, public transit, automobile, and alternative modes of travel.
- Design all new recreation facilities for an inter-connected park and open space system that is integrated into and accessible to Golden Hill Community residents.
- Retrofit all existing park and recreational facilities to meet the 1990 American with Disabilities Act (ADA) to accommodate persons with all disabilities as funding becomes available.
- Provide a balance of recreational facilities in the Golden Hill Community that are available for programmed and non-programmed uses.
- Create comprehensive pedestrian and bicycle connections between parks and open space lands within the Golden Hill Community, as well as to surrounding communities.

Accessibility within the Golden Hill Community has three main components: 1) all facilities should be located within walking distance of neighborhoods and employment centers; 2) facilities should be accessible to the broadest population possible, and 3) facilities should be

open for use by the general public with a balance between programmed and non programmed activities.

All new and existing parks and recreation facilities within the Golden Hill Community are required to meet ADA guidelines when they are constructed or retrofitted for improvements or upgrades. This could include adding accessible pedestrian ramps, providing paved pathways at acceptable gradients that lead from a public street sidewalk or parking area to a children's play area or other park destination (referred to as the "path of travel"), remodeling of restrooms and building interiors, and providing interpretive signage along a nature trail. However, due to the nature of open space parks, trails can be in compliance with ADA guidelines and not be accessible to all people.

Accessibility also means the availability of active and passive recreation to all community residents. The Golden Hill Community Park is programmed to allow organized sport leagues use of the facilities at specific times while making the facilities available at other times for unstructured play and impromptu users. The schedule is adjusted each year to make sure a balance is provided for community residents. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Guidelines. When special uses are designed into parks, such as off-leash dog areas or community gardens, these areas should also include amenities, such as pathways, benches, exercise stations, or picnic tables on the perimeter that could accommodate more than one type of user and enhance the recreational and leisure experience. Special uses, such as off-leash dog areas and community gardens, would be required to undergo a City approval process.

POLICIES AND RECOMMENDATIONS

RE- 7.3.1 Upgrade the Golden Hill Recreation Center to meet ADA Guidelines while respecting the building's historic architectural, significance and attributes. Refer to the Historical Preservation Element.

RE-7.3.2 Provide bus stops or accessible parking at all park and recreation facilities within the Golden Hill Community so persons with disabilities have access.

RE-7.3.3 Implement the pedestrian bridge proposed in the East Mesa Precise Plan to connect the proposed Pershing Recreation Complex with the Inspiration Point area of Balboa Park. This connection would open up other venues for neighborhood-serving recreational uses which are currently difficult to access.

RE-7.3.4 Provide inclusive amenities for users to access and/or appreciate open space systems through provision of overlooks with benches at trailheads, where appropriate.

RE-7.3.5 Provide an information kiosk and map at the gateways to the community that identifies all parks that serve Golden Hill and how to get to each by walking, biking or public transit.

RE-7.3.6 Provide a neighborhood park on the undeveloped land within the _____ to meet the needs of a variety of users in the Golden Hill Community, such as children, the elderly population, persons with disabilities, and the underserved teenage population.

RE-7.3.7 Replace the Bud Kearns Community Swimming Pool in the Morley Field area of Balboa Park, consistent with the East Mesa Precise Plan recommendations, to serve the Golden Hill and North Park Communities' public recreational swimming needs.

RE-7.3.8 Develop and increase access to senior and youth services, activities and facilities wherever possible within the community's public park and recreation system.

7.4 OPEN SPACE LANDS

GOALS

- Provide an open space and resource-based park system in the Golden Hill Community that provides for the preservation and management of significant natural and man-made resources and enhancement of outdoor recreation opportunities.
- Protect the natural terrain and drainage systems of Golden Hill's open space lands and resource-based parks to preserve the natural habitat and cultural resources.
- Provide a system of pedestrian paths and bikeways linking population-based parks with resource-based parks and open space lands within the Golden Hill Community.

Open space lands are City-owned property located within canyons, mesas and other natural land forms. Open space is intended to preserve and protect native habitats of flora and fauna while providing responsible, public access through hiking, biking and equestrian trails. Open space lands are typically free from development and kept in their natural state to protect their biological resources and habitat value.

In Golden Hill, 32nd Street Canyon (____acres) and 34th Street Canyon (19.38 acres) are dedicated open space systems which provide low intensity recreational uses, such as hiking and bird watching. (See Figure RE-3, Open Space Lands- 32nd Street and 34th Street Canyons, below). Any proposed improvements to the trail systems shall be in compliance with Natural

Resource Management Plans, if any, or requirements for easement or other governing documents.

Resource-based parks are located at sites of distinctive natural or man-made features and serve the citywide population and visitors alike. Balboa Park is an approximately 1,200-acre regional facility contiguous to the southeastern edge of the Golden Hill Community, as well as to the Uptown and North Park Communities, which contains specialty gardens and horticultural interests, and houses numerous arts, educational, recreational, social and sports organizations, primarily on the Central Mesa. The adopted Balboa Park Master Plan contains few recommendations for the Golden Hill Community, the most significant of which recommends closure of the 26th Street entry into Balboa Park, and creation of a new park entry at 25th Street. This was meant to redirect regional traffic heading to Balboa Park from State Route 94 to the commercial 25th Street rather than through the residential 26th Street. The Master Plan generally defers to the preparation of a precise plan for improvements within the East Mesa; the adopted Balboa Park East Mesa Precise Plan addresses existing and future needs in the areas contiguous to the Golden Hill Community by expanding and enhancing park and recreation diverse uses and experiences, as well as preserving sensitive habitat. During the planning process of the Precise Plan, the Golden Hill Community Planning Group refuted the past decision regarding closure of 26th Street due to its potential negative impacts on Golden Hill Park. Consequently, the City Park & Recreation and Traffic Engineering Departments concurred with the Planning Group to retain the 26th Street entry to Balboa Park.

POLICIES AND RECOMMENDATIONS

RE-7.4.1 Protect and enhance the natural resources of open space lands by re-vegetating with native drought tolerant plants and utilizing open wood fences adjacent to very sensitive areas to provide additional protection while still allowing views into the area.

RE-7.4.2 Require all storm water and urban run-off drainage into resource-based parks or open space lands to be filtered or treated before entering the area.

RE-7.4.3 Preserve and protect existing open space canyon and trail systems within the Golden Hill Community (32nd Street Canyon trails: approximately 3604 linear feet; 34th Street Canyon trails: approximately 4754 linear feet) by limiting public use to authorized trails and providing interpretive signs that educate the public on the biologic and scenic value of the systems.

RE-7.4.4 Provide recognizable entrances (trailheads) to the 32nd Street Canyon and 34th Street Canyon trail systems as shown on Figure RE-3. The trailheads should include a kiosk

and wayfinding map that shows how the canyons interface with the Golden Hill Community.

RE-7.4.5 Construct approximately 142 linear feet of new trails, as shown on Figure RE-3, to connect with existing trails within 34th Street Canyon trail system. (Actual new trail locations may vary due to environmental constraints.) Co-locate trails and utility access roads on publicly-owned open space, wherever possible.

RE-7.4.6 Pursue public use easements for approximately ____ linear feet of existing trails located on privately-owned open space, as shown on Figure RE-3, where appropriate within the 32nd Street Canyon Open Space system to maintain connectivity between trail segments.

RE-7.4.7 Provide interpretive signs at major trailheads to 32nd Street and 34th Street Canyons Open Space trail systems to educate users on the sensitive natural and cultural habitats and unique biologic and scenic qualities of these areas.

Recommended improvements within Balboa Park East Mesa to serve the Golden Hill Community are included in Section RE-7.1, PARKS AND RECREATION FACILITIES, Recreation Opportunities and Park Equivalencies Recommendations.

Insert Figure RE-3, Open Space Lands- 32nd Street Canyon

Insert Figure RE-4, Open Space Lands- 34th Street Canyon (or combine 3 and 4)

For IMPLEMENTATION Section To Be Revised when population is known.

In summary, the existing population warrants 150 acres of population-based parks of which there are currently 50 acres, resulting in a 100-acre deficit. By the year of full community development, 50 additional acres of population-based parks will be needed to serve the new residents. Through this community plan update process, the community and City staff have identified new parks and park equivalencies sites and facilities within and adjacent to the Golden Hill Community to serve new residents, totaling 25 acres. Therefore, all new parks and park equivalencies, identified in this community plan update, as well as the remaining 25-acre unsatisfied need of new residents, will be included in the Community's Public Facilities Financing Plan and be eligible to receive Development Impact Fee funding to pay for all or a

portion of park acquisition and development. The existing 100-acre population-based park deficit will also be included in the Public Facilities Financing Plan, however, funding sources other than DIF, such as grants, donations, voter-approved bonds, etc. will be required for acquisition and development. When park projects are fully funded, the actual design of each project, and product/material selections, will be determined by the community in compliance with the City Council Policy 600-33, "Community Notification and Input for City-Wide Park Development Projects," and the most current edition of the Park and Recreation Department's "Consultant's Guide to Park Design and Development."

8.0 Conservation Element

Introduction

Conservation is the planned management, preservation, and wise utilization of natural resources and landscapes.

Sustainable development is development which respects the balance and relationship between the economy, ecology and equity.

The principles of conservation stress humankind's relationship to the natural environment and understand the benefits conferred socially as well as environmentally. Socially, these benefits can accrue to all people as well as future generations so there can be a sense of equity in the appropriate practice of conservation and the implementation of sustainable development.

Many elements of conservation and sustainability have much broader geographic and political relationships and may be more suited to implement on a citywide or even regional basis. However, there is much that can be done at the local community level and individual communities can also be at the forefront of the policy discussion. The purpose of the City's General Plan Conservation Element is for the City to become an international model of sustainable development, and to provide for the long-term conservation and sustainable management of the City's natural resources, recognizing they define the City's identity, contribute to its economy, and improve its quality of life. Specific element policies relate to sustainable development, open space and landform preservation, water resource management, urban runoff management, air quality, biological diversity, wetlands, energy independence, urban forestry, and environmental education.

The Golden Hill community recognizes the importance of natural resources and the need for conservation. Many residents are proud of the community's environmental tradition, and actively participate in maintaining clean and healthy natural surroundings. Preservation of natural features will depend on the enhancement, maintenance and the integration of sustainable development practices. The policy recommendations embodied herein will serve to guide future development in the community.

Related Content in Other Elements

- The Land Use Element identifies the open space system as a land use designation.
- The Urban Design Element contains design guidelines for canyon rim development and policies for the protection of visual resources.

GOALS

- Sustainable development and green building practices implemented to reduce dependence on non-renewable energy sources, lower energy costs, reduce emissions and water consumption.
- The natural character of open space preserved for its biological diversity as well as important relief from urban development.
- A community-wide trail system including canyon trails and neighborhood green streets to allow for greater public use and enjoyment of natural amenities.
- Natural canyon landforms protected from building encroachment and incompatible uses while enhancing their ecological richness.
- Existing visual access to the community's urban canyons maintained and enhanced.

8.1 Sustainable Development

The General Plan bases its goals and policies regarding climate change and natural resources on a number of basic principles that are intended to guide future development in ways that conserve natural non-renewable resources through sustainable development practices. This model of development considers a balance between natural resources and economic prosperity while protecting the public health, safety and welfare and reducing our environmental footprint.

The City's main responsibility when implementing State climate change laws and guidelines center around its authority to regulate land use. Through sensible land use regulation that reduces the number of vehicle miles travelled and promotes sustainable building and development practices, the City can achieve a meaningful reduction in carbon emissions. Actions that reduce dependence on the automobile by promoting walking, bicycling and transit use serve are key aspects of any strategy to reduce carbon emissions.

The General Plan discussion on this topic is multi-faceted. Strategies included in the Conservation Element address: development and use of sustainable energy types, including solar; reuse or recycling of building material; adaptively retrofitting and reusing existing

buildings; constructing energy efficient buildings with healthy and energy-efficient interior environments; creating quality outdoor living spaces; improving materials recycling programs; and, sustainable local food practices. See applicable policies in Conservation Element Sections A, I, and L.

The community has the opportunity to utilize the General Plan policies as future development within the community will generally occur on previously-utilized lots where the surrounding built environment influences the pattern and form of new development. New structures sited adjacent to natural slopes or canyons would also be able to utilize natural breezes for cooling.

Street trees and private tree planting programs are relatively low cost, low-technology methods for improving the visual landscape as well as air quality. Trees can provide shading and cooling for adjacent buildings as well as for pedestrians. Trees can reduce energy consumption resulting from reduction in size of the urban heat island, reduce storm water runoff through absorption of water by the trees, enhance or create visual corridors, and improve air quality by converting CO2 into oxygen.

An 'Urban Ecosystem Analysis' was prepared for the communities of San Diego in 2003 by the American Forests Organization. The report concluded that San Diego has lost overall 'green infrastructure' as development occurred. This has created more urban heat islands as natural areas have been reduced and large tree canopies which provide shade are lacking within newly developed areas.

Protection and expansion of a sustainable urban forest is a main goal of the General Plan Conservation Element. Street tree master plans are to be included within community plans and are prepared during community plan updates. Street tree planting is implemented through the development permit process. (*add street tree master plan reference when plan is available*).

Add discussion and policy recommendations regarding:

- *Energy Efficiency*
- *Recycling*
- *Urban Forestry*

POLICIES AND RECOMMENDATIONS

8.1.1 Implement applicable General Plan Conservation Element sustainable development and resource management policies CE-A, I, and CE.L.3.

8.1.1 Existing buildings with important architectural or historic character are valued within the community. The most comprehensive energy reduction strategy is to promote the continued use or adaptive reuse of these buildings as well as any needed upgrades to their energy use efficiency.

- Structures that meet the Historical Resources criteria for designation should be preserved and repositioned if necessary to maintain their economic viability.

8.1.2 Required recycling facilities should be located so that they are accessed from alleys where available, but located so that they do not impede alley access.

8.1.3 Each multi-family development should create a meaningful visually and functionally cohesive outdoor gathering space that considers protection from excess noise, shadow impacts, and maximizes the positive effects of prevailing breezes to reduce heat and provide natural ventilation to individual residences. (*Refer to Urban Design Element policies when available*).

8.1.4 Encourage the use of solar energy systems to supplement or replace traditional building energy systems.

8.1.5 Seek small City-owned sites not suitable for recreation use as opportunities for community gardens.

8.1.6 Encourage underdeveloped commercial/industrial lots and buildings for use as small farms with associated sale of agricultural products.

8.1.9 Develop a street tree master plan that can be applied to private development, community planting projects and the pursuit of grant funding.

8.1.10 Increase the community's overall tree canopy cover to the citywide target goal of 20% in urban residential areas and 10% in commercial areas to provide sufficient air quality benefits and urban runoff management.

8.1.11 New development should be designed and constructed to retain significant and mature trees within required landscape setbacks, and within other portions of the site where feasible.

8.1.13 Add or replace street trees to fill gaps and provide continuous, regularly-spaced tree canopies.

8.2 Resource Management & Protection

Community Plan History

A comprehensive evaluation of the community's natural resources was conducted for the 1988 community plan update. This evaluation included review of the following environmental factors: Biology, Geology, Soils, Paleontology, Archaeology, Urban Form Considerations (i.e., community identity, scenic quality, recreation potential, and historical/cultural qualities), Geographic Features (i.e., part of hillside system or containing a unique feature) and Air and Water Quality based on the size of the open space system and vegetation quality/quantity. Based on these factors, a point system was developed which was used to create the community plan's open space priority and retention lists. The result of this analysis was also compared to the open space boundaries for previous plans and the former Hillside Review District boundaries. The open space system identified in the 1988 Plan is the result of this analysis.

Existing Conditions

The two major open space areas in the Golden Hill community are the 32nd Street and the 34th Street canyons. Both are canyons which have been disturbed to some extent by residential development within the canyons and along the canyon rims. Street improvements have also intersected or protruded into these canyons interrupting the topographic continuity of the canyon systems.

(*update paragraph based upon parcel data from Park Dept/Open Space Division*)The 34th Street canyon, the larger and less disturbed of the two, contains approximately forty-one acres of land acquired by the City for open space. The City is in the process of attempting to acquire additional open space. Most of the 34th Street canyon is zoned R-3000 with some pockets of R-l-10000 or R-l-5000 zoning. The 32nd Street canyon contains approximately nine acres of City-owned open space. At the present time, the City is in the process of acquiring an additional acre. Zoning in this canyon is R-3000 or R-l-10000.

The natural habitat areas in the community include the remaining locations of indigenous plant communities, restored native plant communities, and naturalized landscapes mainly found in the canyons and adjacent hillsides. Biological diversity refers to the degree of variation of life forms within an ecosystem. The open space areas include coastal sage scrub, chaparral, grasslands, riparian/wetlands, and native and non-native woodlands (Figure XX). These

habitats support a variety of migrant and year-round fauna, including California gnatcatcher and Cooper's Hawk, by providing shelter, foraging opportunities, and connectivity to other local and regional habitats. Due to the urban context of the community's habitat areas, protecting the biodiversity will require effective protection, management, and restoration of these resources.

Land uses adjacent to open space areas are predominantly single-family and multi-family with some limited commercial uses. Schools and parks are also located near the exiting natural open space. The open space may be publicly or privately owned. Open space adds value to the community by protecting biological resources and unique land forms as well as providing visual relief and public viewing opportunities. Canyon trails provide recreational and environmental education opportunities in addition to contributing to community-wide bicycle and pedestrian mobility linkages. See the Land Use and Recreational Elements of this plan for further discussion.

Environmentally Sensitive Lands (ESL) Regulations

The Environmentally Sensitive Lands Regulations (ESL) are intended to protect, preserve, and, where damaged, restore the environmentally sensitive lands of San Diego. These lands include the steep hillsides, sensitive biological resources, lands within the City's Multi-Habitat Planning Area (MHPA), and flood hazard areas found in the community and coastal resources found elsewhere. ESL prohibits disturbance of natural resources *wherever they are located* within private as well as public property, and contains development regulations that allow development within sites containing environmentally sensitive lands subject to certain restrictions. Developments in the Community Plan area will comply with ESL regulations and guidelines, General Plan guidelines, and the community-specific policies and recommendations listed below.

Any impacts to habitats as the result of development would be mitigated in accordance with the provisions of ESL and the City of San Diego's Biology Guidelines. Long-term conservation of open space or lands within the MHPA would occur as part of the development process and would require preservation through either a Covenant of Easement or dedication in fee title to City of San Diego.

The City of San Diego 2008 General Plan Conservation Element includes policies to protect, maintain, and enhance the function and connectivity of natural habitats. Policies address planning, management, restoration, acquisition, and education to protect rare plants and animals. As a key component to ecosystem function, wetland policies are also broadly

addressed, calling for a "no net loss" approach to wetlands in accordance with all City, State, and Federal regulations.

Open Space, Landforms, and Steep Hillsides

Canyons are a major defining characteristic of the community and its neighborhoods. Through long-standing policies in the City's past and current general plans and community plans, private development has been kept to the mesas. Development has been minimized along on the canyon slopes while still allowing access to the canyons through urban trails.

State law recognizes that open space land is a limited and valuable resource that should be conserved wherever possible. The Conservation Element discusses open space in terms of the preservation of natural resources including protection of community open spaces, landforms, scenic resources & public views. Open Space also has value for managing urban runoff, as a component of sustainable development, a buffer from climate change, enhancing urban forestry, sustaining water resources, and understanding geology (CE-B.1, CE-B.5). Open Space is also discussed in the Recreation Element as a resource with park and recreation functions such as trails, visual relief from urban development and nature awareness and contemplation.

While the community plan, zoning, MSCP, and other regulations provide the legal framework for open space protection, the residents of the community also play an important role in determining the ultimate success of preservation and restoration programs. The boundaries of many residential neighborhoods surround the canyon areas providing an opportunity not only for visual enjoyment of these unique areas but also involvement in protection education and restoration efforts.

Scenic Resources & Public Views

The community's topography varies from 60 feet in canyon bottoms up to 280 feet on flatter mesa tops. Figure XX (*add when available*) shows the public views that have been identified within the community, including:

- Viewshed: generally unobstructed panoramic view from a public vantage point
- Scenic Overlook: view over private property from a public right-of-way
- View Corridor: view along public rights-of-way framed by permitted development

Paper streets are found at the access points to canyons and open space slopes where the pavement ends. Some of the viewsheds identified are located at open space entries and canyon trailheads providing views into, or from, canyons or open space. These factors contribute to providing opportunities for public views & vistas from public right-of-ways, open

space entries and canyon trailheads throughout the community. Canyons can provide recreational opportunities as discussed in the Recreation Element.

The General Plan addresses public views in the Conservation Element, primarily in Section C., Coastal Resources. The recommendations are based on public access, including visual access, as mandated by the California Coastal Act. While communities like Golden Hill are not located within the coastal zone, they also include areas of open space with varied topography and have similar visual access and preservation opportunities. Therefore, these recommendations can also be relevant within this community.

Multiple Species Conservation Program (MSCP) and Biological Diversity

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The City's MSCP Subarea Plan was adopted in 1997. The Multi-Habitat Planning Area (MHPA) is the planned habitat preserve area. The MHPA was designed to be a managed, connected network of habitat and open space to ensure long-term biological diversity. The MSCP was adopted in 1997 and provide policies, management and acquisition requirements, and Land Use Adjacency Guidelines for development within or adjacent to the MHPA. The MHPA, as shown in Figure XX, covers several of the canyon systems within the Community Plan area.

Within urban areas, these canyons provide habitat for native species to continue to reproduce and find new territories, and provide necessary shelter and foraging opportunities for migrating species (primarily avian species). They also contribute to the public's experience of nature and the local native environment. The General Plan policies and recommendations, Conservation Element Sections CE-G.1-G, and MSCP Subarea Plan are aimed at carrying out the goal and objectives of the MSCP and include measures to protect sensitive species, limit access into the canyons, and to provide restoration. These measures include incorporating the MHPA Land Use Adjacency Guidelines which address grading, noise, lighting, invasive species, brush management, runoff, and access into the preserve.

Natural Resource Mapping

As part of the community plan update process, the areas designated as open space in the 1988 Community Plan were reviewed using detailed maps available with Geographic Information Systems (GIS) software. The mapping effort reviewed the following GIS data layers:

- Existing MHPA and Community Plan Open Space boundaries
- 1992 and 2012 aerial maps
- Public ownership

- City dedicated and designated open space lands
- SANDAG conserved lands database
- Topography
- Vegetation types – 1997 and 2012
-

As a result, it was determined that many areas designated Open Space included significant portions of existing development (e.g. houses, streets). The MHPA boundary was particularly affected and did not correlate well to either the community plan Open Space boundary nor the location of sensitive biological resources intended for conservation (Appendix 8, Figure XX). Therefore, a comprehensive, systemic approach was developed in order evaluate areas of existing development that should be removed as well as areas where biological and urban amenities should be added. The evaluation process is described in Appendix 8.0.

This evaluation resulted in reconfiguring the Open Space boundary in the 1988 Community Plan to exclude most developed areas from Open Space given the long-established land use pattern in the community. While the framework for open space conservation in the 1988 Community Plan allowed limited development within open space, especially along canyon edges, the current framework established by the General Plan and MSCP intend mapped open space distinctly for conservation of sensitive resources (refer to LUE Policy XX). The aesthetics of canyon rim development is still important. However, this is addressed with design guidelines in the Urban Design Elements (*reference policies when available*).

This evaluation also resulted in a MHPA boundary line correction which removed XX acres of developed/Urban lands, including XXX houses and the added of XX acres of land containing sensitive biological resources and steep slopes (*add data when available*). Conservation of these lands would be consistent with ESL regulations, City's Biology Guidelines, and the MSCP Subarea Plan.

Canyon Sewer Program

During the early 1900's, as the City of San Diego developed, sewer lines were added in the canyons to utilize gravity flow to transport sewage to the west for treatment. Of the 2,894 miles of sewer lines in the city, 253 miles are currently situated in canyons and other environmentally sensitive areas.

Within Golden Hill, there are XX feet of sewer pipelines located within the canyons (Figure XX). These pipelines and manholes have historically had limited cleaning because the original maintenance paths to these facilities were not adequately maintained. As a result, a number of

sewer spills have occurred within urban canyons or other inaccessible areas over the years. In 2001, in order to address this problem, the City initiated the Long-Term Canyon Sewer Maintenance Program. The focus of the program was to evaluate each of the City's sewer lines in canyons and environmentally sensitive areas for long-term maintenance access needs. In January of 2002, the City Council adopted two council policies related to this purpose.

Council Policy 400-13 identifies the need to provide maintenance access to all sewers in order to reduce the potential for spills. The policy requires that environmental impacts from access paths in environmentally sensitive areas should be minimized to the maximum extent possible through the use of sensitive access path design, canyon-proficient maintenance vehicles, and preparation of plans that dictate routine maintenance and emergency access procedures.

Council Policy 400-14 outlines a program to evaluate the potential to redirect sewage flow out of canyons and environmentally sensitive areas and into streets or other accessible locations. The policy includes an evaluation procedure that requires both a physical evaluation and a cost-benefit analysis. Based on the analysis, if redirection of flow outside the canyon is found to be infeasible, a Long-Term Maintenance and Emergency Access Plan is required. The plan would be specific to the canyon evaluated, and would prescribe, long term access locations for routine maintenance and emergency repairs along with standard operating procedures identifying cleaning methods and inspection frequency.

Water Resource Management

Water is provided to the City of San Diego by the Metropolitan Water District in Los Angeles via the San Diego County Water Authority. Therefore, to meet the needs of the existing and future population, measures must be taken to protect and use our water allocation as efficiently as possible. In addition, state planning law requires water supply planning to be integrated into large-scale planning efforts, including community plans.

The City of San Diego 2008 General Plan Conservation Element discusses water resources management in policies CE-D.1 – D.5, and addresses a balanced water conservation strategy that includes measures such as, implementation of landscape regulations for efficient use of water, development of watershed management plans, and participation in regional efforts to maintain and increase reliable water supplies with minimal environmental effects. Education of water-users on wise water practices is an ongoing Citywide strategy.

Air Quality

Suitable air quality is important in fostering a healthy living environment. Poor air quality creates health problems for groups with sensitivities such as children, the elderly, and persons with respiratory problems. Local air quality is affected most significantly by motor vehicles and other fossil-fuel burning vehicles, accounting for approximately 80 percent of air pollution emissions in the San Diego region. Freeways are also a primary source of concentrated adverse health effects resulting from air (and noise) pollution. These associations are diminished with distance from the pollution source. The City of San Diego 2008 General Plan Conservation Element addresses air quality in the San Diego Air Basin and includes policies designed to improve air quality on a citywide level. Location-specific conditions can lead to community-based recommendations for improvement.

Add discussion and policy recommendations based on future technical studies and/or information regarding:

- *Urban Runoff Management*
- *Climate Change*
- *Geology*
- Water Supply Assessment
- *Air Quality*
- *Public Health*

POLICIES AND RECOMMENDATIONS

7.2.1 Implement applicable General Plan Biological and MSCP goals and policies as discussed in the Conservation Element Sections CE-G.1-G.5. and CE-H.1-H.9 to reduce the impacts on biological resources, open space, land form, or other environmentally sensitive areas.

a. Minimize or avoid impacts to canyons and other environmentally sensitive lands by relocating sewer infrastructure out of these areas where possible, minimizing construction of new sewer access roads into these areas, and redirecting of sewage discharge away from canyons and other environmentally sensitive lands if feasible. Also see the General Plan Conservation Element Policy CE-B.1.d.

7.2.2 Implement the requirements of the City of San Diego's ESL regulations, MSCP Subarea Plan, and Biology Guidelines for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

7.2.3 Require that hillside development complement the natural character of the community including minimizing disturbance to topography and biological resources.

7.2.4 Plan development to minimize grading related to the topography and natural features for the community.

7.2.5 Open space areas should be preserved through covenant of easements, open space designation, or dedication to the City of San Diego.

7.2.6 Graded areas and areas of invasive vegetation should be revegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.

7.2.7 Implement the Environmentally Sensitive Lands regulations for biological resources and steep slopes and the MSCP policies and guidelines through the development review process.

7.2.8 Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.

Scenic Resources & Public Views

7.2.9 Public views from identified vantage points, to and from community landmarks and scenic vistas shall be retained and enhanced for public use (*reference view corridor map when available*).

7.2.10 Select new street trees for their ability to provide a canopy & framing of public views. See Urban Design Element Street Tree discussion & recommendations.

7.2.11 Ensure unobstructed access to open space & canyon trailheads that provide public vantage points (i.e., views and vistas).

7.2.12 Evaluate the need for modified or increased setbacks when adjacent to public view angles and reject setback reductions that obscure established public vantage points unless alternative or improved public views are proposed.

Canyon Sewer Program

7.2.13 Evaluate impacts of sewer cleaning and maintenance actives located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish the sewer cleaning activities.

7.2.14 Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.

Water Resource Management

7.2.15 Implement applicable General Plan water resources management goals and policies as discussed in the Conservation Element Sections CE-D.1-D.5 and Urban Design Element.

7.2.16 Encourage new development to incorporate as many water-wise practices as possible in their design and construction including:

- Encourage recycled and/or gray water (is this being allowed in the City?) irrigation systems;
- Retrofit public spaces and public rights-of-way with low-water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and
- Ensure that any 'community greening' projects utilize water-efficient landscape

Air Quality

7.2.17 Implement the General Plan air quality policies found in the Conservation Element Section F through land use organization and economic development policies, and landscape policies.

7.2.18 Promote retention of existing, or addition of new drought resistant trees to absorb pollutants.

Appendix 8.0

Natural Resource Mapping

As part of the community plan update process, the areas designated as open space and MHPA were reviewed. It was determined that some areas had been mapped incorrectly and included existing development (i.e., houses, streets) while other areas containing sensitive biological resources and urban amenities were not included (Figure XX). Therefore, a comprehensive, systemic approach was developed in order evaluate areas of existing development/Urban land that should be removed as well as areas where biological and urban amenities should be added.

- Existing MHPA and Community Plan Open Space boundaries
- 1992 aerial mapping
- Public Ownership
- City Dedicated and Designated Open Space Lands
- SANGIS Conserved Lands database
- Topographical data
- SANGIS Vegetation layers – 1997 and 2012
- 2012 aerial mapping

City staff reviewed the first two layers to determine where, if any, potential errors existed. Subsequent layers were added to refine the boundary lines. The MHPA boundary line correction was considered in coordination with the Wildlife Agencies and is consistent with the goals of the MSCP to conserve biological resources and allow for existing and future development in appropriate areas. The evaluation process considered the following factors:

- MHPA correction criteria:
    1. The proposed area to be corrected out was legally permitted or
    2. No habitat, including wetlands, would be removed,
    3. No buffer area (e.g., wetland buffer, wildlife corridor) would be impacted, and
    4. Removing the area from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

- Remove all urban lots under Add lot size, unless reminder area contained significant biological resources (i.e., vernal pools, narrow endemic species). Basis for this determination: Allowance for the legally existing house, yard, and brush management zone 1, would result in a remainder area of approximately 10-15 feet which would provide limited, if any, biological value to the adjacent preserve. MHPA adjacency guidelines would be applied for any future development proposals within these parcels;

- For lots larger than Add lot size, MHPA boundary was corrected to 1) remove all existing legal structures (i.e., houses, pools, etc.) and required 35 foot brush management zone 1 and 2) to include the areas with biological value.

- Mapping was done at a general parcel level using aerial mapping. At the project-level, it is anticipated that the MHPA boundary line may be additional refinement based on the above criteria; and

- Additional lands (public and private) with biological value and adjacent to the existing MHPA were added.

This evaluation resulted in the removal of XX acres of developed/urban lands, including XX single family homes and the addition of XX acres of land containing sensitive biological resources and steep slopes. Conservation of these lands would be consistent with ESL regulations, City's Biology Guidelines, and the MSCP Subarea Plan.

9.0 Noise Element

INTRODUCTION

The Noise Element provides goals and policies to guide compatible land uses as well as the incorporation of noise attenuation measures for new uses to protect people living and working in the Golden Hill community from excessive noise. Because the application of policies related to noise is similar across communities, the General Plan provides the main policy considerations addressing this issue.

Noise-sensitive land uses are locations where the presence of unwanted sound could adversely affect the use of the land. These include residences, schools, lodging, libraries, religious facilities, nursing homes, playgrounds and parks. Golden Hill is an urban community with a variety of land uses as well as proximity to major transportation facilities. The main sources of unwanted sound in the community are related to airport and freeway operations. Heavily travelled streets as well as certain activities associated with commercial and industrial land uses have the potential to generate unwanted noise.

Provide noise contour maps from noise study when available.

Figure __ illustrates the future noise contours from freeways and major roads in the community.

The Airport Land Use Compatibility Plan contains the noise contours for the San Diego International Airport. (*Insert figure*)

Community Noise Equivalent Level or CNEL is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels, measured in A-weighted decibels (dBA), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods. The A-weighted filter places a greater emphasis on frequencies within the range of the human ear. The General Plan provides compatibility guidelines for evaluating land uses based on noise levels. The community is largely residential so noise effects on residential land uses are a broad concern. However, noise effects on other sensitive receptors are also important. Per the General Plan, residential uses are compatible at locations with an exterior noise exposure at or below 65dB with standard construction methods attenuating interior noise below 45db. Multi-family residential may be allowed at locations with an exterior noise exposure at or below 70 dBA if additional sound attenuation measures are included to reduce the interior noise levels to 45 dB. Typical attenuation measures are addressed in the General Plan.

Provide assessment of noise exposure from community noise study when available.

GOAL

- Noise levels adequately attenuated within new or retrofitted buildings, and also within associated useable outdoor space when feasible.

Related Content in the General Plan and Other Elements
NE.B.1 through NE. B.8 and NE.D.1 through NE-D.6.

9.1 NOISE

Commercial Activity

Where residential and other sensitive receptor uses are present or proposed, the potential for noise impacts from commercial activities are important to evaluate, such as deliveries during late night and early morning hours that generate noise that can affect the nearby residential uses.

Motor Vehicle Traffic Noise

Vehicle traffic noise is directly related to the traffic volume, speed, and mix of vehicles. The three freeways that surround the community (State Route 94, Interstates 5 and 15) are the primary sources of motor vehicle noise within the community. Because commercial trucks generate more noise than cars and light trucks they can have a proportionately greater noise impact. Potential sources of truck traffic are the commercial and industrial areas in the community.

Aircraft Noise

A portion of the community is within the area affected by significant aircraft noise and aircraft overflights from San Diego International Airport (SDIA). Aircraft noise can affect people living and working in the community to varying degrees, depending on a person's level of noise sensitivity. The SDIA prohibits most late night takeoffs to help limit noise impacts and maintains the Quieter Home Program to retrofit existing homes in areas above the 65 dBA noise level contour to reduce interior noise levels to an acceptable level. The community is within the Airport Influence Area, which is the boundary for the Airport Land Use Compatibility Plan (ALUCP) for SDIA. The ALUCP is prepared by the Airport Land Use Commission (ALUC) for San Diego County. Aircraft noise is one of the factors that the state-required ALUCP addresses

with established policies for land use compatibility, as discussed in the Land Use Element. The General Plan conditionally allows future multiple unit and mixed-use residential uses in the areas above the 65 dBA airport noise contour within the Airport Influence Area for SDIA to maintain and enhance the character and urban form.

POLICIES AND RECOMMENDATIONS

9.1 Utilize the Community Plan and the Airport Land Use Compatibility Plan noise contours when making land use planning decisions.

9.2 Ensure that future residential use above the 60 dBA CNEL aircraft noise contour include noise attenuation measures to ensure an interior noise level of 45 dBA CNEL and provide an avigation easement to the airport operator for SDIA.

9.3 Reducing the effect from commercial activity noise involves site planning and integrating noise attenuation measures in new buildings that will reduce interior sound levels. Refer to General Plan Policies NE-E-1 through NE-E6.

10.0 Historic Preservation Element

INTRODUCTION

- Reference General Plan Historic Element goals and policies
- Reference Historic Context and Survey and community involvement in support of the plan update

GOALS

- Identification and preservation of significant historical resources in Greater Golden Hill
- Educational opportunities and incentives related to historical resources in Greater Golden Hill

10.1 HISTORIC CONTEXT

Prehistory

- General prehistory of area
- Results of archaeology study specific for Greater Golden Hill
- Results of Native American consultation

History

- General history of planning area with focus on historic themes developed as part of the Historic Context and Survey

10.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

- Potential for archaeological and Native American cultural sites and resources
- Significant themes in Greater Golden Hill history with summary of property types associated with each theme
- Summary of adopted historical designation criteria and guidelines for applying the criteria

A. Designated Historical Resources

- Summary of designated historic districts and individual resources
- Significance of these resources; how they reflect important historic themes
- Summary of existing policies, regulations and guidelines that protect and preserve these designated historical resources

B. Potentially Significant Historical Resources

- Results of historic survey: potential historic districts; significant courtyard apartments/bungalow courtyards; individually significant sites
- Results of community input: additional potential historic district(s); additional significant courtyard apartments/bungalow courtyards; additional individually significant sites
- Significance of these resources; how they reflect important historic themes
- Summary of existing policies, regulations and guidelines that are used to further identify and designate these potential historical resources

POLICIES AND RECOMMENDATIONS

1. Work with community members to complete research and nomination requirements to establish potential historic districts
2. Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and designation by the Historical Resources Board
3. Explore development of interim protections through implementation of the current historical resources policies and regulations and community-wide design guidelines of the community plan update to preserve the integrity of potential historic districts

10.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

- Summarize benefits of revitalization and adaptive reuse of historic buildings
- Summarize need for widespread community support for historic preservation through better education and distribution of educational information
- Summarize available incentives that support historic preservation and need for development of additional incentives

POLICIES AND RECOMMENDATIONS

1. Provide opportunities for education and interpretation of Greater Golden Hill's diverse history through the distribution of printed brochures and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
2. Partner with local community and historic organizations to better inform and educate the public on the merits of historic preservation by providing information on the

resources themselves, as well as the purpose and objectives of the preservation program.

3. Work with local businesses and organizations to create and promote new heritage tourism programs.
4. Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

5.0 Economic Prosperity Element

INTRODUCTION

Golden Hill is one of San Diego's most historic and architecturally eclectic zones, with many pre-1900 homes and apartments. Artists and musicians have long favored the area more so since being priced out of areas like Little Italy, Eastern Downtown and Hillcrest. This neighborhood is also in walking distance of Downtown, City College and much of Balboa Park.

Golden Hill is predominantly residential with neighborhood serving commercial, which support nearly 2,400 jobs. Local government jobs are 45 percent or 1,085 of total Golden Hill jobs.[1] From 2008 to 2030, Health Services with 28 percent of total private employment will remain the area's largest private employer. Job gains through 2030 will occur in the sectors of Professional & Business Services and Leisure & Hospitality, which include restaurants. Job losses through 2030 will occur in the following industry sectors: Government, Manufacturing, Wholesale Trade, Finance & Real Estate, Construction, Retail Trade and Transportation.[2]

GOALS

- New development and redevelopment for purposes of increasing employment opportunities within the community.
- Pedestrian-oriented commercial districts reflective of their history.
- Vibrant neighborhood commercial districts where the residents purchase a significant share of their basic needs and services from within the community.
- Increased aggregate buying power in the community.

5.1 COMMERCIAL BUSINESS DISTRICTS

Commercial Uses

Historically, the Golden Hill area has been known to be predominantly residential with some small neighborhood serving commercial districts. Greater Golden Hill's commercial development pattern is in large part due to the development of the streetcar in the early twentieth century. Commercial development is concentrated along former streetcar routes, especially along 30th and Fern Street between Beech and Juniper Streets, and along Broadway and the 25th Street corridor. In addition, a small cluster of commercial development has developed along 28th Street.

The Golden Hill commercial areas consist of a variety of neighborhood-serving uses, including a grocery store, several independent markets, traditional retailers, auto repair shops, restaurants, and small businesses offering personal and professional services. The majority of existing commercial development within the community is older and characterized by small, low scale, one- and two-story structures. The lack of on street parking is a problem for the commercial areas. However, the pedestrian access between the commercial and residential areas is convenient. Targeted commercial revitalization of these commercial areas would ensure the economic vitality of Golden Hill's businesses and provide more job opportunities.

There exist 240,000 square feet of retail space in Golden Hill.[3] In the fourth quarter of 2012, lease rates for retail space were are approximately 23 percent lower than the citywide average lease rates. In the same quarter, the vacancy rate for retail space in the area was lower, at 0.4 percent. The citywide vacancy rate was 4.3 percent.

Through 2030, the surround centrally located communities in Golden Hill. Uptown, Downtown, North Park, Mid-City, and Mission Valley will experience growth. The demand from the central communities' population for unique retail experiences in a main street like atmosphere is expected to attract consumers to Golden Hill from outside the area. Due to its proximity, Golden Hill may be able to capture more of San Diego's visitor trade from Downtown and Balboa Park if transportation links are enhanced.

POLICIES AND RECOMMENDATIONS

5.1.1 Concentrate commercial activity in the vicinity of commercial corridor intersections, with pedestrian orientation to distinguish the nodes at …[TO BE PROVIDED (Land use analysis)]

5.1.2 Enhance the business corridors along 25th Street, 28th Street, 30th Street, Fern Street and Broadway.

5.1.3 Organize Golden Hill and North Park businesses on 30th Street as a multi-district dining, arts, and entertainment commercial corridor.

5.1.4 Recapture a greater share of local Golden Hill residents' expenditures with improved basic retail and personal services, as well as promotional efforts.

5.1.5 Market the Downtown and Balboa Park visitor trade and improve convenient transportation linkages from those destinations to Golden Hill, including a potential street car linkage.

The research completed for this update demonstrates that Golden Hill residents are purchasing much of their goods outside the area. Comparisons that follow are in constant 2012 dollars (2012$). Constant dollars are an adjusted value of currency used to compare dollar values from one period to another. Due to inflation, the purchasing power of the dollar changes over time, so in order to compare dollar values from one year to another they need to be converted to constant dollar values.

From 1990 to 2012, Golden Hill's taxable retail sales increased from $36 million to $42 million, or 17%. During the same time period, the City's estimated taxable retail sales grew only by 18%. From 1990 to 2012, Golden Hill experienced an increase in retail sales in bars and restaurants. During this same time period, all other retail sales declined.[4] The neighboring central communities (Uptown and North Park) sales declined by 5% during this same time period

Photo Credit – CoStar Group

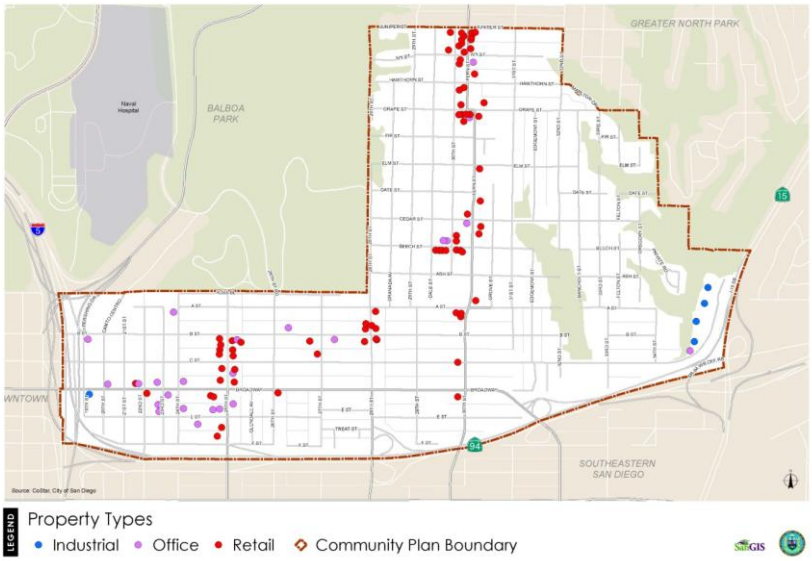
From 1990 to 2012, restaurant sales more than doubled from $4.8 million to $13.6 million. Restaurant and bar sales accounted for 32% of Golden Hill's total taxable sales in 2012. During this same time period, restaurant sales accounted for 17% of total citywide taxable sales.[5]

Office demand is tied directly to job growth. Due to tight lending markets and market uncertainty, many businesses have delayed expansion plans. Golden Hill had nearly 139,000 square feet of existing office space in the 4th quarter of 2012.[6] Moreover, office lease rates in this quarter were approximately 42 percent lower than citywide average lease rates. Golden Hill's office spaces include converted historic residential structures, converted residential spaces, and older class C office space located in mixed-use structures.[7]

The employment projections discussed above show negligible growth in Golden Hill's office jobs from 2008 to 2030; as such, no office space development is projected. Any growth in Business & Personal Services may be accommodated in older re-tenanted retail space or new mixed-use development. Future new commercial development will demand higher rents, which may be too expensive for this area's traditional small businesses to afford.

Figure 1 shows the location of Golden Hill's businesses.

Figure 1: Location of Golden Hill Businesses



Industrial Uses

A thorough review of the General Plan's criteria for prime or other industrial lands, which serve base sector economic activities, determined that Golden Hill did not include these land use designations or business operations.

There is a very limited amount of industrial space in Golden Hill. CoStar Group approximates that there is 103,000 square feet of light industrial space in the area. The businesses operating in these buildings are engaged in warehousing, manufacturing, and providing services. As of 4th quarter 2012, there were no vacant industrial/flex buildings in Golden Hill, compared to a 10.5 percent vacancy in the City. The most recent average rents available (2009, 3rd Quarter) for industrial space in Golden Hill shows lease rates were 70 percent of the citywide average lease rates for industrial properties at this time.[8]

There is no employment growth forecasted for businesses that locate in industrial space through 2030. It is projected that the industrial sector will lose 54 jobs from 2008 through 2030, which is 55 percent of the area's total jobs lost. In the future, industrial buildings in this area may experience increase pressure for redevelopment to other uses as development concentrates in the central communities and the value of land increases.[9]

5.3 COMMUNITY REVITALIZATION

The Golden Hill community has a population of nearly 13,500 and is expected to grow to nearly 16,200 by 2030 adding nearly 850 housing units.[10]

The City Economic Development Division and the Mayor's Business Growth Services Division provide assistance and incentives to assist new and existing business throughout the City. The City will continue to partner with community and business organization in Golden Hill to enhance economic prosperity of the community.

POLICIES AND RECOMMENDATIONS

5.3.1 Within the pedestrian-oriented commercial and mixed-use nodes, concentrate efforts to maintain and enhance the following efforts and existing programs to create competitive commercial destinations:

- Clean & Safe
- Urban Forestry
- Main Street
- Parking Districts
- Historic Districts
- Public Art
- Event Program
- Facade Improvement
- Small Business Assistance
- Capital Improvements
- Micro Assessment Districts
- Business Improvement District

Endnotes Golden Hill Economic Prosperity Element

[1] The San Diego Association of Governments' (SANDAG) Series 12 Technical Update employment projections used for base year data from 2008, which was at the height of the Great Recession. Golden Hill may see more job growth in the industries identified to grow when SANDAG's Series 13's Technical Update is released this year. The base year for Series 13 will be a year from the recovery period after the end of the Great Recession.
[2] Ibid
[3] CoStar Group a real estate information service.
[4] MuniServices, LLC.
[5] Ibid
[6] CoStar Group a real estate information service.

[7] Ibid
[8] Ibid
[9] SANDAG's 2012 population estimate do not correlate or produce the same counts as the Series 12 Technical Update's population estimates cited. SANDAG's 2012 Technical Update estimates used Census year 2000 as it base year and estimated the population for2008. This Series citywide and regionwide estimates overall were higher than the 2010 Census counts; however, population in Uptown was under estimated by Series 12. Based on the 2010 Census counts population and housing units are higher for this community, than forecasted in Series 12.
[10] Ibid